

**ALCOA MUNICIPAL/REGIONAL
PLANNING COMMISSION MINUTES**

May 20, 2021

5:30 P.M.

The Alcoa Municipal/Regional Planning Commission met in regular session on May 20, 2021, at the Alcoa Municipal Building Council Chambers. Commissioners present were Mark Johnson, John (Rocky) Rochelle and Kathy Thompson. Jeremy Pearson and Ashley Miller were present as city staff.

Planning Commission Secretary Johnson presided over the meeting as the acting Chairman and appointed Commissioner Thompson as the acting Secretary.

APPROVAL OF MINUTES:

The minutes of the April 15, 2021, meeting were declared approved, as submitted, and requested to be filed.

REQUESTS FOR PRELIMINARY/FINAL APPROVAL:

None.

REQUESTS FOR PRELIMINARY APPROVAL:

None.

REQUESTS FOR FINAL APPROVAL:

None.

MISCELLANEOUS REQUESTS OF REQUIRED ACTIONS:

Consideration of a request by Mary Lamastus, owner, to annex Tax ID 037C A 006.00, located at 2728 East Broadway Avenue.

Staff advised that the item was by owners request and was precipitated by interest in the schools. Staff explained that the property was currently developed with a single-family dwelling and serviced by city water and sanitary sewer. Staff noted that the property was located within the city's adopted Urban Growth Boundary and easily attachable from East Broadway Avenue. Additionally, the property was designated as Office/Commercial on the Future Land Use Plan/Map. Staff noted that the property was currently zoned for commercial use by Blount County, and the pre-existing residential use remaining in existence would be considered "legally" non-conforming if annexed into the City of Alcoa. Staff recommended adoption of PC Resolution 2021-26, recommending the annexation and a plan of services (Exhibit B) to the Alcoa Board of Commissioners. Commissioner Rochelle made a motion to adopt PC Resolution 2021-26, with Commissioner Thompson seconding. The motion passed unanimously.

Consideration of zoning assignments (General Business District "E") for Tax ID 037C A 006.00 considered for annexation, located at 2728 East Broadway Avenue.

Staff advised that this item was related to the above annexation request by Ms. Lamastus. Staff pointed out under the annexation request, the property was designated as Office/Commercial on the Future Land Use Plan/Map. Staff explained that the surrounding plan of development in the general area was a mix of single-family detached residential and commercial. Staff noted that the property was currently zoned C-Commercial, per the Blount County zoning. Due to this county zoning classification, in conjunction with the Future Land Use Plan/Map and public infrastructure that was already in place to support commercial along

this corridor, it was explained by staff that the General Business District “E” was felt to be the most appropriate zoning district given the commercial context of the corridor. Prior to submitting the request for annexation, staff discussed with the property owner that the existing residential use would be considered legally non-conforming under the General Business District “E” zoning classification. Staff recommended adoption of PC Resolution 2021-27, which recommended the zoning assignment of General Business District “E” to the Alcoa Board of Commissioners. Commissioner Thompson made a motion to adopt PC Resolution 2021-27, with Commissioner Rochelle seconding. The motion passed unanimously.

CONCEPT PLAN APPROVAL:

Consideration of a request by Brantley White (Ardmore Knoxville, LLC) for concept plan approval for an apartment and retail mix, phases 1 and 2, located at Topside Road, McBath Road and E Old Topside Road (Tax ID 017 013.00, 013.03, 014.00-016.00, 022.01 and 023.00-027.00) (Project DEV-21-019).

Staff recommended concept plan approval, subject to the following:

- 1) A revised concept plan (per applicable sheets) denoting—
 - a. Addition of pedestrian connection between Building 1200 and Building 1300 (i.e., a connection option within center termination islands and incorporating also ADA hatched aisle at Building 1200);
 - b. Replacement of “40’ Bufferyard” reference with “40’ Landscape Buffer/Building Setback” (i.e., label along Pellissippi Parkway and adjacent to Dry Pond);
 - c. Replacement of “25’ Bufferyard” reference with “25’ Landscape Buffer/Building Setback” (i.e., labels adjacent to rear of Clubhouse and Building 1500);
 - d. Identification of three (3) lane cross-section for addition of left turn lane from retail entrance onto McBath Road;
 - e. Identification of “proposed” entrance/exit to future retail concept approved subject to conditions on March 18, 2021, and opposite McBath Road, with said to be shown via shadowing or similar and labeled “Proposed Entrance/Exit for Future Retail Concept”;
 - f. Identification of 40’ Cross Access Easement via shadowing or similar, with said to be referenced within a legend to be added;
 - g. Addition of pedestrian connection expansion within 40’ Cross Access Easement, in lieu of constructing the same along Topside Road, with said to be expanded from southernmost corner of multi-tenant building, connecting also to pharmacy, to its intersection with the same shown at drive connection to Topside Road;
 - h. Addition of bike rack at multi-tenant building (Note that six (6) space rack shown at pharmacy should be split for a three (3) rack configuration at each building);
 - i. Revision to “Apartment Summary” as follows:
 1. Replacement of “Apartment” with “Overall” to “Site Summary”, as said if for the overall apartment and retail concept;
 2. Addition of 013.01 to parcel listing, as well as “Proposed Tract 1R and Tract 3 Approved by ARPC 03/18/21”;
 3. Addition of “Retail” to “Commercial Portion” for “Commercial Retail Portion”;
 4. Replacement of “Current Jurisdiction – Blount County” with “Jurisdiction – City of Alcoa”;
 5. Deletion of “Proposed Annexation – City of Alcoa”, as lands are now within the City of Alcoa;

6. Replacement of "Current Zoning – S (Suburbanizing)" with "Current Zoning – "I" Limited Restriction District;
7. "Replacement of "Current Land Use – Vacant" with "Current Land Use – Vacant and Residential";
- j. Revision to "Commercial Parking Summary" to replace "1" with "2 Bike Racks = 6 Spaces";
- k. Addition of a second arrow pointing to "existing" drive to be relocated at notation stating "Existing Drive to be relocated as shown and shared between both developments";
- 2) Favorable adoption of the rezoning ordinance on June 8, 2021 by the Alcoa Board of Commissioners from Limited Restriction District "I" to General Business District "E" and Interstate Commercial District "IC", as well as favorable adoption of ordinance for abandonment of Jimmy Hugh Thompson Road right-of-way;
- 3) Submittal, review and approval of a detail site plan by the Alcoa Municipal/Regional Planning Commission, as well as the same for exterior building elevations, with said to include detailed reviews for engineering, stormwater management, fire and utilities, etc., for each phase to be developed (Note detailed reviews to include considerations concerning necessary road improvements to be made per a traffic impact study);
- 4) Recording of preliminary and final subdivision plat approved on March 18, 2021 by the Alcoa Municipal/Regional Planning Commission, to also include the recording of commercial covenants, conditions and restrictions for shared maintenance (where applicable) of open space, detention and vehicular and pedestrian access easements necessitated by creation of multiple lots;
- 5) Removal and replacement of "existing" point of ingress/egress to and from Topside Road, labeled "60' Joint Permanent Easement", on LKM Properties, Plat1499B, with existing easement document (Misc. Book 154, Page 169) to either be amended, or dissolved and replaced for relocation, as shown;
- 6) Submittal, review and approval of a detailed landscaping and tree replacement plan by the Alcoa Tree Board for each phase to be developed; and,
- 7) Meeting all other city requirements.

Commissioner Rochelle made a motion to approve concept plan, subject to staff's stipulations as presented. Commissioner Thompson seconded the motion, and it passed unanimously.

OLD BUSINESS:

None.

NEW BUSINESS:

Consideration of a request by Brantley White (Ardmore Knoxville, LLC) for site plan approval for an apartment development, 282 units, phase 1 of 2 of an apartment and retail mix, Ardmore Knoxville Apartments, located at 2069 E Old Topside Road (Tax ID 017 013.00, 013.03, 014.00-016.00, 022.01 and 023.00-025.00) (Project DEV-21-019).

Staff recommended site plan approval, including approval of the exterior building design, subject to the following:

- 1) A revised site plan (per applicable sheets) denoting—

- a. Addition of pedestrian connection between Building 1200 and Building 1300 (i.e., a connection option within center termination islands and incorporating also ADA hatched aisle at Building 1200);
- b. Replacement of "40' Bufferyard" reference with "40' Landscape Buffer/Building Setback" (i.e., label along Pellissippi Parkway and adjacent to Dry Pond);
- c. Replacement of "25' Bufferyard" reference with "25' Landscape Buffer/Building Setback" (i.e., labels adjacent to rear of Clubhouse and Building 1500);
- d. Identification of three (3) lane cross-section for addition of left turn lane from retail entrance onto McBath Road;
- e. Identification of "proposed" entrance/exit to future retail concept approved subject to conditions on March 18, 2021, and opposite McBath Road, with said to be shown via shadowing or similar and labeled "Proposed Entrance/Exit for Future Retail Concept";
- f. Identification of portion of 40' Cross Access Easement to be constructed as part of apartment phase via shadowing or similar, with said to be referenced within a legend to be added;
- g. Addition of bike rack locations;
- h. Revision to "Apartment Summary" as follows:
 - 1. Addition of 013.01 to parcel listing, as well as "Proposed Tract 1R Approved by ARPC 03/18/21", with "& 017 026.00 & 017 027.00 to be deleted" (Note parcels to be deleted do not reflect total land area for apartment site);
 - 2. Deletion of "Commercial Portion – 4.38 AC";
 - 3. Replacement of "Current Jurisdiction – Blount County" with "Jurisdiction – City of Alcoa";
 - 4. Deletion of "Proposed Annexation – City of Alcoa", as lands are now within the City of Alcoa;
 - 5. Replacement of "Current Zoning – S (Suburbanizing)" with "Current Zoning – "I" Limited Restriction District";
 - 6. Deletion of "IC (Interstate Commercial)" from "Proposed Rezoning", as table reflects only the Apartment Summary;
 - 7. "Replacement of "Current Land Use – Vacant" with "Current Land Use – Vacant and Residential";
 - 8. Addition of ADA accessible parking requirement and provided tabulations;
 - 9. Addition of other site data table information such as gross floor area (GFA) of proposed structure(s), number of floors, structure(s) height(s), accessible parking), lot coverage calculations for impervious parking surface (i.e., to calculate the minimum tree requirement), as well as site's total impervious surface (square footage and percent (%) coverage), amount of disturbed area, tabulation of revision dates, etc.;
 - 10. Notation of location of consolidated mail center;
- i. Revision to "Commercial Parking Summary" to replace "1" with "2 Bike Racks = 6 Spaces";
- j. Detail sheets identifying road improvements to Topside Road, where applicable, as well as along the McBath Road its full distance between Topside Road and E Old Topside Road, per engineering review and approval (Note that road improvements shall be designed to city specifications, with barrier curb and gutter to be shown, as

- well as minimum pavements widths, accessible sidewalks at five (5) feet in width, to include truncated domes, shown to be placed three (3) feet from back of curb, etc.);
- k. Addition of stop bars at main intersections, and at point of access to public right-of-way, per engineering review and approval;
 - l. Addition of truncated dome required "See Detail ____" references to ADA handicap ramp references within public right-of-way;
 - m. Replacement of hatched crosswalk application with continental application, to city specifications, per engineering review and approval;
 - n. Addition of detail sheets for (i) ADA accessible parking spaces (i.e., typical for standard and van), to include signage and \$200 fine, (ii) compactor enclosure and gating, (iii) typical fencing at retaining walls, (iv) typical bike rack, and etc.;
- 2) Favorable adoption of the rezoning ordinance on June 8, 2021 by the Alcoa Board of Commissioners from Limited Restriction District "I" to General Business District "E" and Interstate Commercial District "IC", as well as favorable adoption of ordinance for abandonment of Jimmy Hugh Thompson Road right-of-way;
 - 3) Exterior building elevations revised, and or verified (where applicable), and further stipulated, as follows:
 - a. Addition of minimum window area of five percent (5%) to rear and right side elevations of Fitness & Pool Pavilion (Note that windows may be operatable or faux/Refer also to 3c);
 - b. Notations added to elevation drawing sheets to state "A minimum window area of five percent (5%) has been provided on all elevations in public view from a public roadway";
 - c. Evergreen tree plantings, and other plant material, or landscaping berms will be considered where said may be practically applied to any building elevation were compliancy is determined to not be met, which for instance may be applied to garage and maintenance buildings, if said buildings are determined to be in public view from a public roadway;
 - d. Verification that parapet walls are of a sufficient height to adequately screen any roof mounted equipment from public view from public roadways, with equipment to be shadowed onto the elevation drawings, if/where applicable;
 - e. Detail architectural sheets to be provided for apartment buildings, in addition to clubhouse, fitness/pool pavilion, garages and maintenance building, for reference of exterior building finishes, etc.;
 - 4) Maintaining of minimum landscaping buffering/building setbacks in conformance with Alcoa Board of Zoning Appeals Approval granted April 12, 2021 (Note that buffer is established at 40 feet in width along the Pellissippi Parkway/Interstate I140 frontage);
 - 5) Approval of engineering, to include approvals for, but not limited to, site access and necessary road improvements to Topside Road and McBath Road precipitated by the development and in conformance with traffic study determinations, as well as approvals for internal pavement markings for stop bars, crosswalks, etc. (Note performance surety for construction of public improvements shall be filed with city, for local road improvements, and state, for improvements to state route/if required, and approved by city prior to issuance of building permit. Surety may be in the form of a performance bond, letter of credit, or appropriate equivalent, in an amount determined and agreed to be sufficient by city);

- 6) Approval of stormwater management and addition of associated easements (where applicable);
- 7) Approval of utilities, with all utilities to be underground (Related to lighting, note that fixtures mounted to buildings or other structures, including pole lighting applications, shall be designed and installed to project light downward/Provide lighting plan);
- 8) Approval by fire for site access and circulation;
- 9) Submittal, review and approval of a detailed landscaping and tree replacement plan by the Alcoa Tree Board;
- 10) Approval of solid waste/compactor location, pad and screening by Public Works and Engineering;
- 11) Installation of public roadway and accessible pedestrian sidewalk improvements, including onsite pedestrian connections thereto, to city and state specifications and to be accepted by the same;
- 12) Installation of private road improvements for secondary means of ingress/egress, as shown on adjoining lot within 40' Cross Access Easement,
- 13) Installation of public sidewalks along all road frontages, or provide for appropriate equivalent, designed to city specifications, with said to include pedestrian connections thereto, be ADA accessible and incorporate any necessary truncated domes (Note that it is recommended a contribution into the sidewalk reserve be provided for frontage along E Old Topside Road in lieu of its construction);
- 14) Removal and replacement of "existing" point of ingress/egress to and from Topside Road, labeled "60' Joint Permanent Easement", on LKM Properties, Plat1499B, with existing easement document (Misc. Book 154, Page 169) to either be amended, or dissolved and replaced for relocation, as shown;
- 15) Recording of preliminary and final subdivision plat approved on March 18, 2021 by the Alcoa Municipal/Regional Planning Commission, to also include the recording of commercial covenants, conditions and restrictions for shared maintenance (where applicable) of open space, detention and vehicular and pedestrian access easements necessitated by creation of multiple lots (See #14 above concerning easement doc.);
- 16) Review and approval of "plat of correction", at project's completion, to be recorded and reflect as-built site layout and the necessary public utility easements;
- 17) Addressing by E-911 Addressing, to include approval of the mail delivery method and location by the U.S. Postal Service;
- 18) Certification of all retaining walls, once constructed, with said to be provided to the Building Official; and,
- 19) Meeting all other city requirements (including securing the necessary permits for site grading and building construction, as well as review and approval of building plans, any future signage, etc.).

Commissioner Thompson made a motion to approve the site plan, including approval of the exterior building design, subject to staff's stipulations as presented. Commissioner Rochelle seconded the motion, and it passed unanimously.

Consideration of a request by Chris Soro (C2RL Engineering, Inc.) for site plan approval for a new entry expansion, Clayton Headquarters, located at 5000 Clayton Road (Tax ID 027 028.00) (Project # DEV-20-020).

Staff recommended site plan approval, including approval of the exterior building design, subject to the following:

- 1) A revised site plan denoting—
 - a. Addition of location map;
 - b. Addition of overall campus map sheet, with an additional sheet/match line, etc., to also include full extent of driving aisle traveling east along frontage of building;
 - c. Addition of "New Building" square footage;
 - d. Addition of minimum width measurement of 25 feet to fire lane area, with notation that pavers (as shown) are to be fire rated;
 - e. Addition of canopy along front sidewalk area, if applicable, as shown per the elevation drawings;
 - f. Removal of non-compliant angled parking within main driving aisle, as said parking creates an encroachment into required drive for two-way traffic and required fire lane access to be a minimum of 25 feet in width;
 - g. Addition of parking tabulations, with identification totals for parking stalls required and removed, to also include ADA accessible totals and bike parking requirement (Note that parking calculations shall be updated per the most recent plan approval for the Bistro Expansion plan set (Project No: 163044);
 - h. Addition of applicable notes per the most recent plan approval for the Bistro Expansion plan set (Project No: 163044);
 - i. Addition of Minimum Finished Floor Elevation (MFFE) to area of expansion, in conformance with general note #5 referenced per the most recent plan approval for the Bistro Expansion plan set (Project No: 163044);
 - j. Addition of bike rack detail;
- 2) Addition of notation stating "Signage to be review, approved and permitted separately by planning" to elevation drawings;
- 3) Approval of engineering;
- 4) Approval of utilities, with all utilities to be underground (Related to lighting, note that fixtures mounted to buildings or other structures, including pole lighting applications, shall be designed and installed to project light downward);
- 5) Approval by Fire;
- 6) Recording of as-built preliminary/final plat approved subject to conditions by the Alcoa Municipal/Regional Planning Commission on March 18, 2021, with Quit Claim Deed to also be recorded in conformance with Ordinance #1069, July 8, 1997, for closure of a portion of Alcoa Trail, as it appears to have been inadvertently not completed;
- 7) Final site and landscaping inspections for issuance of Certificate of Occupancies for Office Expansion and Bistro Expansion;
- 8) Approval of landscaping plan by Alcoa Tree Board as a result of tree removal, with caliper inches removed to be provided;
- 9) Meeting all other city requirements (including securing the necessary permits for and building construction, including signage, as well as plans reviews).

Commissioner Rochelle made a motion to approve the site plan, including approval of the exterior building design, subject to staff's stipulations as presented. Commissioner Thompson seconded the motion, and it passed unanimously.

Consideration of a request by Chris Soro (C2RL Engineering, Inc.) for site plan approval for Avocado Market & Deli, former Druid Hill Antique Mall, located at 2726 Druid Hill Drive (Tax ID 037C A 010.00) (Project # DEV-21-009).

Staff recommended site plan approval, subject to the following:

- 1) A revised site plan denoting—
 - a. Removal of right-in condition shown from East Broadway Avenue/Old Knoxville Highway, with right-out recommended to remain;
 - b. Expansion of pavement width at north end of canopy from 18.5 feet in width to 29.5 feet, measured from front face of refueling island to front face of curb, with perimeter landscaping/open space buffer a minimum of 10 feet in width to be maintained at northern boundary line shared with Blount County Tax ID 037C A 011.00 (Note that currently 9.5 feet in width is dedicated to parking a vehicle at pump, with only 9 feet remaining for aisle width);
 - c. Addition of hatching for creation of 25 feet wide driving aisle identified, with “No Parking” pavement marking included, between refueling canopy and building, with drive aisles and typical parking stall measurements shown for both standard and ADA spaces (Note that refueling area shall identify measurements for 25 feet wide drive aisles on each side of canopy, with reserved parking stall depth to also be shown and be 18 feet or greater at pump/Note that hatching area specified above is intended to define aisle, represent caution and aid to signify a NO parking area);
 - d. Removal of parking from Druid Hill Drive right-of-way, as the addition of parking is not permissible within the right-of-way (i.e., former point of ingress/egress);
 - e. Addition of ADA accessible public sidewalks along East Old Broadway Avenue and Druid Hill Drive, with said to be five feet in width, include truncated domes and be placed no less than three (3) feet from back of curb unless existing site conditions not feasible to be mitigated dictate otherwise;
 - f. Addition of termination landscaping island at northeast corner of building, with a one-way driving aisle (compliant in width) to be maintain between added dumpster enclosure area and “to be” added curbed landscaping/open space island;
 - g. Addition of one-way pavement markings and necessary signage, per engineering approval, for one-way circulation at existing narrow drive at north end of building;
 - h. Addition of dumpster enclosure and gating detail;
 - i. Addition of ADA accessible parking and signage detail, with \$200 fine to be incorporated;
 - j. Reduction in lot coverage for compliance with 70% maximum, as existing lot coverage (per this plan) is being exceeded for improvements;
 - k. Expansion of pavement at property line radius (i.e., at the ground mounted sign location) to provide for adequate internal vehicular circulation, with said to be considered for a variance by the Alcoa Board of Zoning Appeals due a justifiable hardship precipitated by existing conditions;
 - l. Addition of pavement hatching between dumpster enclosure and “to be” added perimeter buffer strip;
 - m. Addition of a bike rack location in close proximity to building entrance, to include a detail, with “Bike Parking Required: $2,500/5,000 = 1$ Space” added to #4 of “General Notes”;

- n. Addition of sheet running both gas truck and fire truck templates for identification of gas tank servicing route and fire truck accessibility;
- 2) Approval of exterior design for refueling canopy structure, with said to be submitted to Alcoa Municipal/Regional Planning Commission for review and approval (Note that any other changes that may be proposed to the exterior of the building shall also be submitted);
- 3) Approval of engineering, to include a grading plan to indicate area of disturbance and identify any need for TDOT right-of-way excavation permit for grading encroachment into right-of-way (Note that a TDOT driveway permit will be required for right-out exit requested onto East Old Broadway/Old Knoxville Highway);
- 4) Approval of stormwater management, and addition of associated easements (if and where applicable);
- 5) Approval of utilities, with all utilities to be underground (Note that improvements and impacts to existing electric facilities remain under staff review/Related to lighting, note also that fixtures mounted to buildings or other structures, including pole lighting applications, shall be designed and installed to project light downward);
- 6) Approval by fire (Note that a detail shall be provided for inground storage fuel tanks);
- 7) Approval/Granting of a variance by the Alcoa Board of Zoning Appeals to allow for an encroachment into the peripheral buffer strip at the corner of East Old Broadway/Old Knoxville Highway and Druid Hill Drive (Refer to 1k above);
- 8) Approval of a landscaping plan by the Alcoa Tree Board for added impervious paved surface area; and,
- 9) Meeting all other city requirements (including securing the necessary permits for building construction, including signage, as well as plans reviews).

Commissioner Rochelle made a motion to approve the site plan, subject to staff's stipulations as presented. Commissioner Thompson seconded the motion, and it passed unanimously.

OTHER BUSINESS:
None.

ADJOURNMENT:

There being no further business to come before the commission, Commissioner Rochelle made a motion to adjourn the meeting. Commissioner Thompson seconded the motion, and the meeting was adjourned at 6:18 p.m.


Secretary


Chairperson, Alcoa Regional/Municipal
Planning Commission